



Clay Lane, BIRMINGHAM





Property Description

A FANTASTIC OPPORTUNITY has arisen to acquire this three bedroom family home in a very popular residential location. Close to local schools, amenities and transport links. Needing some modernisation it would be an ideal first time buy or investment opportunity. Call 0121 742 1725 to view.

Entrance Hallway

Double glazed window and door to side elevation and central heating radiator.

Lounge

10' 6" x 18' 6" (3.20m x 5.64m)

Double glazed window to front elevation, double glazed double doors to rear elevation and central heating radiator.

Kitchen/ Diner

8' 8" into recess x 18' 10" (2.64m into recess x 5.74m)

Double glazed door and window to rear elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, connections for gas cooker, plumbing for washing machine, under stairs storage and central heating radiator.

Lean- To

5' 10" x 7' 7" (1.78m x 2.31m)

Single glazed windows to rear and side elevations and single glazed door to side elevation.



Landing

Airing cupboard housing central heating boiler and loft access.

Bedroom One

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to front elevation, central heating radiator and laminate flooring.

Bedroom Two

10' 8" x 9' 6" plus recess (3.25m x 2.90m plus recess)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

7' 7" x 8' 10" (2.31m x 2.69m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, bath with electric shower over, heated towel rail and tiling to walls.

W.C

Double glazed window to rear elevation and W.C.

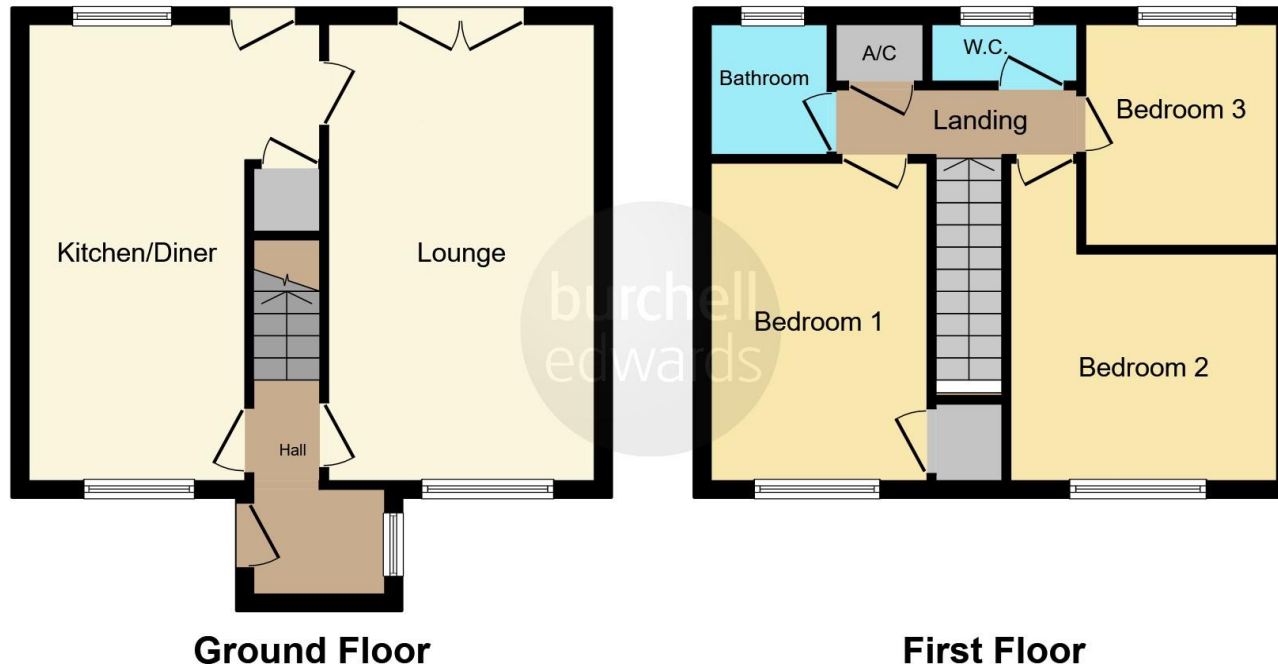
Rear Garden

Block paved patio leading to laid lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209424



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL209424 - 0002